

Redemption Rights

The right of redemption, as specified in Internal Revenue Code section 6637, Redemption of Property, are quoted as follows:

Sec. 6637(a) Before Sale - Any person whose property has been levied upon shall have the right to pay the amount due, together with the expenses of the proceeding, if any, to the Secretary at any time prior to the sale thereof, and upon such payment the Secretary shall restore such property to him, and all further proceedings in connection with the levy on such property shall cease from the time of such payment.

Sec. 6637(b) Redemption of Real Estate After Sale

(1) Period. — The owners of any real property sold as provided in section 6635, their heirs, executors, or administrators, or any person having any interest therein, or a lien thereon, or any person in their behalf, shall be permitted to redeem the property sold, or any particular tract of such property at any time within 180 days after the sale thereof.

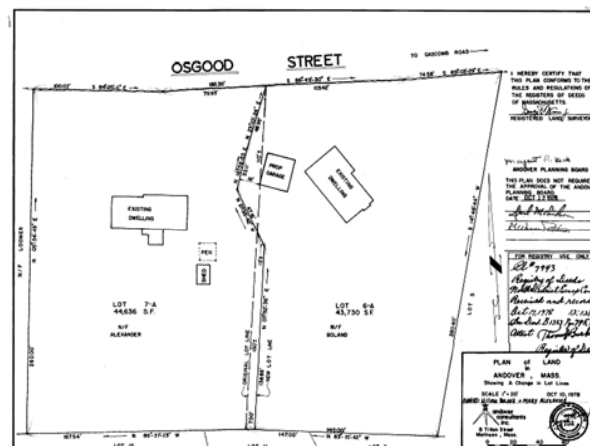
(2) Price. — Such property or tract of property shall be permitted to be redeemed upon payment to the purchaser, or in case he cannot be found in the county in which the property to be redeemed is situated, then to the Secretary, for the use of the purchasers, their heirs, or assigns, the amount paid by such purchaser and interest thereon at the rate of 20 percent per annum.

EFFECT OF JUNIOR ENCUMBRANCES

Sec. 6639(c) Effect of Junior Encumbrances

A certificate of sale of personal property given or a deed to real property executed pursuant to section 6338 shall discharge such property from all liens, encumbrances, and titles over which the lien of the United States with respect to which the levy was made had priority.

Plot Plan



For More Information

Please visit us on the web at
www.irsauctions.gov.

Or contact

R.P. Sweeney,

**Property Appraisal and Liquidation
Specialist**

410 Amherst St. – STE 350

Nashua, NH 03063

Tel: (603) 594-1303

Department of the Treasury – Internal Revenue Service

Public Auction Sale

Land and Building *14 Osgood St. Andover, MA*



Under the authority in Internal Revenue Code section 6331, the property described has been seized for non payment of internal revenue taxes. The property will be sold at public auction as provided by Internal Revenue Code section 6335 and related regulations.

Date of Sale:

Time of Sale:

Place of Sale:

**Mail-In Bids Will Be Accepted For
This Sale**

DESCRIPTION OF PROPERTY

Land and Building located at

14 Osgood Street Andover, MA

Further described as: A certain parcel of Land with the buildings thereon situated in Andover, Massachusetts, shown as Lot 7-A on "Plan of Land in Andover, Mass., showing a change in lot lines, October 10, 1978", which Plan has been duly recorded in the North Essex District Registry of Deeds as Plan No. 7943, bounded and described according to said plan as follows:

NORTHERLY by Osgood Street in two courses, one hundred and 07/100 (100.07) feet and seventy-nine and 93/100 (79.93) feet;

SOUTHEASTERLY by Lot 6-A in two courses, forty-eight and 95/100 (48.95) feet and thirty-three and 11/100 (33.11) feet;

NORTHEASTERLY by Lot 6-A, forty-seven and 16/100 (47.16) feet;

EASTERLY by Lot 6-A, one hundred thirty-eight and 88/100 (138.88) feet;

SOUTHERLY by Lots 11 and 12 in two courses, seven and 00/100 (7.00) feet, and one hundred sixty-seven and 54/100 (167.54) feet; and

WESTERLY by Land now or formerly of Loomer, two hundred sixty and 00/100 (260.00) feet.

All as shown on Plan No. 7943 at said Registry and containing 44,636 square feet according to said Plan.

Being the same property described in Deed from Mary L. Alexander to William & Carolyn M. Shaughnessy on October 28, 1983 recorded in North Essex Registry of Deeds in Book 1740 Page 69.

TITLE OFFERED

Only the right, title, and interest in and to the property will be offered for sale.

If requested, the Internal Revenue Service will furnish information about possible encumbrances, which may be useful in determining the value of the interest being sold. (*See "Nature of Title" for further details.*)

PROPERTY INSPECTION

Property Inspection: Property is located at

14 Osgood St. Andover, MA.

This is a drive by only.

DO NOT TRESPASS!

MINIMUM BID

The minimum bid on this property is

\$268,117.69



PAYMENT TERMS

Deferred payment as follows:
\$100,000.00 upon acceptance of the high bid,
with the remaining balance due in full within
by December 14, 2006.

FORMS OF PAYMENT

All payments must be by cash, certified check, cashier's or treasurer's check or by a United States postal, bank, express, or telegraph money order. Make check or money order payable to the United States Treasury.

NATURE OF TITLE

The right, title, and interest of the taxpayer in and to the property is offered for sale ***subject to any prior valid outstanding mortgages, encumbrances, other liens in favor of third parties against the taxpayer that are superior to the lien of the United States.*** All property is offered for sale "where is" and "as is" and without recourse against the United States. No guaranty or warranty, express or implied, is made as to the validity of the title, quality, quantity, weight, size, or condition of any of the property, or its fitness for any use or purpose. No claim will be considered for allowance or adjustment or for rescission of the sale based on failure of the property to conform with any expressed or implied representation.